

- (vii) Exterior lighting shall be shielded so that it is deflected away from adjacent properties and from passing motorists.
- (2) Automobile, camper, boat, bus, truck, mobile dwelling unit, motor bike, utility trailer rentals, retail and wholesales sales, subject to conformance with the following requirements:
 - (i) Minimum setback line from all street lines. Thirty-five (35) feet.
 - (ii) Minimum distance of all structures and all vehicles on display for sale or rent from all property lines other than street lines. Twenty (20) feet.
 - (iii) Minimum distance between any buildings, including accessory uses and vehicles on display for sale or rent, and any residential district. Fifty (50) feet.
 - (iv) Minimum distance between any access driveways and any residence district. Fifty (50) feet.
 - (v) Minimum distance between gasoline pump islands, compressed air connections, and similar equipment and facilities and any street lines. Twenty (20) feet.
 - (vi) Maximum width of curb cuts for access driveways. Thirty-five (35) feet.
 - (vii) Hydraulic hoists, pits, and all lubrication, greasing, washing, and repair equipment shall be entirely enclosed within buildings.
 - (viii) Exterior lighting shall be shielded so that it is deflected away from adjacent properties and from passing motorists.
 - (ix) Wrecked or junked or stripped vehicles or wrecked or junked or stripped mobile dwellings or trailers shall not be allowed on the premises.

(c) Area regulations

- (1) Minimum lot area shall be three thousand five hundred (3,500) feet.
- (2) Maximum lot coverage shall be forty (40) per cent.
- (3) Minimum lot width shall be forty (40) feet.
- (4) Height of buildings shall not exceed three (3) stories or thirty-five (35) feet.
- (5) Minimum building setback line shall be twenty (20) feet.
- (6) Minimum rear yard shall be fifteen (15) feet.
- (7) Side yards shall be provided as follows: each lot shall have

two (2) side yards a minimum of eight (8) feet with a minimum aggregate width of the two (2) side yards of twenty (20) feet.

- (8) Parking shall comply with the requirements provided in Article 5 of this Code.
- (9) Landscape screening shall comply with the requirements provided in Article 6 of this Code.
- (10) Signs shall comply with Article 7 of this Code.

Sec. 11 I District (Industrial)

In an I District no building or premises shall be used and no building shall be erected or altered which is arranged, intended, or designed to be used, except for one or more of the following uses and complying with the requirements so indicated.

(a) Permitted uses

- (1) Any process involving cleaning, distribution, manufacture, processing, production, or testing, except:
 - (i) Manufacture or storage of corrosive acids, gelatin, paint, oils, fertilizer, linoleum, cork products, alcohol, bleaching compounds or soap; tanning or curing of hides, crude oil refining; rubber treatment or manufacture; ore smelting; blast furnace, garbage or offal reduction or dumping; asphalt manufacture or refining abattoir, junk storage; automobile wrecking, animal rendering and oil storage.
- (2) Administrative and professional offices (private or government), industrial and academic research and/or testing laboratories, and warehousing including the sale of products customarily incidental to the uses permitted in this subsection.

(b) Area regulations

- (1) Minimum lot area shall be two (2) acres.
- (2) Maximum lot coverage shall be forty (40) per cent including all principal and accessory buildings.
- (3) Minimum lot width shall be two hundred and fifty (250) feet.
- (4) Height of buildings shall not exceed three (3) stories or thirty-five (35) feet.
- (5) Minimum rear yard shall be twenty-five (25) feet.
- (6) Minimum setback line shall be one hundred (100) feet.
- (7) Minimum side yards shall be twenty (20) feet on each side.
- (8) Off-street parking shall be provided in accordance with the general provision set forth in Article 5 of this Code. No

parking spaces may be located within minimum yards except that an area equivalent to not more than twenty (20) per cent of the total area of all required parking spaces may be located within a required yard for use as parking space for visitors, selected personnel, and minor deliveries. Off-street parking spaces may be grouped and facilities may serve more than one lot or structure.

- (i) In off-street parking lots of one acre or more, at least ten (10) per cent of the area of the parking lot shall be devoted to landscaping within the interior of the parking lot.
 - (ii) Parking space and loading space shall be located at least seventy-five (75) feet from any street line or residential district boundary line.
- (9) Landscaping screening shall comply with the requirements provided in Article 6 of this Code.
- (1) Signs shall comply with the Article 7 of this Code.

TOWN OF MAGNOLIA

MAGNOLIA, DELAWARE 19962

ZONING ORDINANCE
AMENDMENT:

EFFECTIVE: April 9, 1984

Article 4
Section 8
Sub Section C Area Regulations

- (1) Minimum Lot area 12,000 sq. ft. twelve thousand square feet. Adopted 4/08/1984.
- (2) Maximum lot coverage 20%, twenty per cent, exclusive of accessory building.
- (3) Minimum lot width shall be sixty-five (65) feet.
- (4) Height of buildings shall not exceed three (3) stories or thirty-five (35) feet.
- (5) Minimum buildings setback line shall be twenty-five (25) feet.
- (6) Minimum rear yard shall be (30) feet. For corner lots the rear yard may be reduced twenty (20) percent in dept to allow for the "skewing" of a residential dwelling on the lot.
- (7) Side yards shall be provided as follows: each lot shall have two (2) side yards a minimum of ten (10) feet with a minimum aggregate width of the two (2) side yards of twenty-five (25) feet.
- (8) Parking, one off-street parking space per dwelling unit, shall comply with the requirements provided in Article 5 of this Code.
- (9) Landscape screening shall comply with the requirements provided in Article 6 of this Code.
- (10) Signs shall comply with Article 7 of this Code.

Town of Magnolia

PO Box 233

302 335-5891

January 10, 2005

Michael Dixon made a motion to change and amend zoning ordinance, Article 4, Section 8, Sub Section C Area Regulations to read as follows:

ZONING ORDINANCE
AMENDMENT:

EFFECTIVE: January 10, 2005

Article 4
Section 8
Sub Section C Area Regulations

- (1) Minimum Residential Lot area $\frac{1}{2}$ (one-half) acre. 21,780 sq. ft., twenty one thousand seven hundred eighty square feet. Adopted 01/10/2005.
- (2) Maximum lot coverage 20%, twenty per cent, exclusive of accessory building.
- (3) Minimum lot width shall be sixty-five (65) feet.
- (4) Height of buildings shall not exceed three (3) stories or thirty-five (35) feet.
- (5) Minimum building setback line shall be twenty-five (25) feet.
- (6) Minimum rear yard shall be (30) feet. For corner lots the rear yard may be reduced twenty (20) percent in dept to allow for the "skewing" of a residential dwelling on the lot.
- (7) Side yards shall be provided as follows: each lot shall have two (2) side yards a minimum of ten (10) feet with a minimum aggregate width of the two (2) side yards of twenty-five (25) feet.
- (8) Parking, one off-street parking space per dwelling unit, shall comply with the requirements provided in Article 5 of this Code.
- (9) Landscape screening shall comply with the requirements provided in Article 6 of this Code.
- (10) Signs shall comply with Article 7 of this Code.

Scott Fowler seconded the motion, and all council members voted in favor.

Meeting was adjourned at 8.45 p.m.

Magnolia Town Council